

ORDINANCE NO. 931118- M

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND REZONING CERTAIN PROPERTY IN THE CITY OF AUSTIN, AMENDING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 TO ESTABLISH THE FOLLOWING BASE DISTRICT ZONING CLASSIFICATIONS:

TRACT 1 [TRACTS 1 AND 3, PHASE A]: 13.007 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "LR-CO" NEIGHBORHOOD COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2 [TRACT 2, PHASE A]: 5.487 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 3 [TRACT 4, PHASE A]: 20.334 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-3-CO" FAMILY RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 4 [TRACT 5, PHASE A]: 2.109 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 5 [TRACT 6, PHASE A]: 18.214 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 6 [TRACT 1, PHASE B]: 20.716 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 7 [TRACT 2, PHASE B]: 7.662 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

LOCALLY KNOWN AS 8600-9800 MANCHACA ROAD, 1700-1800 WEST SLAUGHTER LANE, AND 1800-1900 WEST DITTMAR ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to establish initial permanent zoning and change the respective base zoning districts, and to establish a Conditional Overlay combining district on all of the property described in File C14-85-022 [PHASE A AND B], as follows:

Tract 1 [TRACTS 1 AND 3, PHASE A]: Interim "RR" Rural Residence district to "LR-CO" Neighborhood Commercial district-Conditional Overlay combining district.

13.007 acre tract of land out of the William Cannon League, said 13.007 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

Tract 2 [TRACT 2, PHASE A]: Interim "RR" Rural Residence district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district.

5.487 acre tract of land out of the William Cannon League, said 5.487 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 3 [TRACT 4, PHASE A]: Interim "RR" Rural Residence district to "SF-3-CO" Family Residence district-Conditional Overlay combining district.

20.334 acre tract of land out of the William Cannon League, said 20.334 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

Tract 4 [TRACT 5, PHASE A]: Interim "RR" Rural Residence district to "LO-CO" Limited Office district-Conditional Overlay combining district.

2.109 acre tract of land out of the William Cannon League, said 2.109 acre tract of land being more particularly described by metes and bounds in "Exhibit D" attached and incorporated herein for all purposes.

Tract 5 [TRACT 6, PHASE A]: Interim "RR" Rural Residence district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district.

18.214 acre tract of land out of the William Cannon League, said 18.214 acre tract of land being more particularly described by metes and bounds in "Exhibit E" attached and incorporated herein for all purposes.

Tract 6 [TRACT 1, PHASE B]: Interim "RR" Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

20.716 acre tract of land out of the William Cannon League, said 20.716 acre tract of land being more particularly described by metes and bounds in "Exhibit F" attached and incorporated herein for all purposes.

Tract 7 [TRACT 2, PHASE B]: Interim "RR" Rural Residence district to "CS-CO" General Commercial Services district-Conditional Overlay combining district.

7.662 acre tract of land out of the William Cannon League, said 7.662 acre tract of land being more particularly described by metes and bounds in "Exhibit G" attached and incorporated herein for all purposes.

locally known as 8600-9800 Manchaca Road, 1700-1800 West Slaughter Lane, and 1800-1900 West Dittmar Road, in the City of Austin, Travis County, Texas.

**PART 2.** That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Any structure constructed on the Property shall not exceed two stories or a height greater than 35 feet above ground level on the Property, which ever is more restrictive.
2. Multifamily development on Tracts 2 and 5 shall not exceed a density of 22 units per acre.
3. Restaurant (drive-in, fast food) use shall be prohibited on the northeastern 250' x 250' area of Tract 6.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

**PART 5.** That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

November 18, 1993

www.elsevier.com/locate/jmb

Brent

Bruce Todd  
Mayor

APPROVED:

APPROVED: Leona L. Granger

Diana L. Granger  
City Attorney

ATTEST:

T: Jamer E. Albridge

James E. Aldridge  
City Clerk

18Nov93  
ME/jj

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANKLIN FEDERAL BANCORP IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 13.007 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin found in the easterly right-of-way line of Manchaca Road (R.O.W. varies) and the westerly line of said Franklin Federal Bancorp tract, same being the northwest corner of the Fredrick A. Jackson tract found of record in Volume 8173, Page 241 of said Deed Records for the southwest corner of the herein described tract,

THENCE, with the said easterly right-of-way, the following two (2) courses and distances, numbered 1 and 2,

1. N 27°44'13" E, 162.42 feet to an iron point found,
2. N 27°39'41" E, 546.48 feet to an iron pin found in the south right-of-way line of West Dittmar Road for the northwest corner of the herein described tract,

THENCE, with said right-of-way of West Dittmar Road, the following three (3) courses and distances, numbered 1 through 3,

1. N 64°14'48" E, 46.86 feet to an iron pin found.
2. S 85°52'58" E, 835.06 feet to an iron pin set,
3. S 74°01'01" E, 98.42 feet to an iron pin set in the west right-of-way line of the International and Great Northern Railroad for the northeast corner of the herein described tract,

THENCE, with said railroad right-of-way, S 29°29'05" W, 275.00 feet to an iron pin set,

THENCE, leaving said railroad right-of-way, the following seven (7) courses and distances, numbered 1 through 7,

1. N 80°32'18" W, 385.35 feet to an iron pin set,
2. N 85°52'58" W, 35.00 feet to an iron pin set at the beginning of a curve,
3. with a curve to the right, having a central right angle of 22°00'00", a radius of 350.00 feet, an arc length of 134.39 feet, and whose chord bears S 15°07'11" W, 133.57 feet to an iron pin set,
4. S 26°07'11" W, 100.00 feet to an iron pin set at the beginning of a curve,
5. with a curve to the left, having a central angle of 22°00'00", a radius of 350.00 feet, an arc length of 134.93 feet, and whose chord bears S 15°07'11" W, 133.57 feet to an iron pin set,

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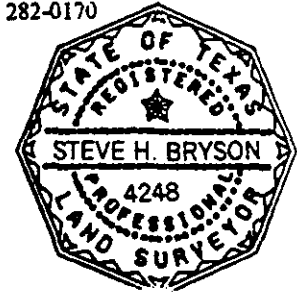
THENCE, with the north line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. S 85°52'58" E, 35.00 feet to an iron pins set,
2. S 80°32'18" E, 385.35 feet to the Point Of Beginning containing 5.487 Acres Of Land.

SURVEYED BY:

Steve H. Bryson 10/4/93  
STEVE H. BRYSON, R.P.L.S. No. 4248 DATE  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748 (512) 282-0170

REFERENCES:  
TCAD PARCEL NO. 4-3127-0908  
AUSTIN GRID NO. E14 AND E15



FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANKLIN FEDERAL BANCORP IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 5.487 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin set in the westerly right-of-way line of the International and Great Northern Railroad, the same being the easterly line of said Franklin Federal Bancorp tract from which point the northeast corner of same Franklin Federal Bancorp tract bears N 29°29'05" E, 275.00 feet.

THENCE, S 29°29'05" W, 826.29 feet to an iron pin set.

THENCE, leaving said railroad right-of-way, N 62°17'25" W, 198.36 feet to an iron pin set at the beginning of a curve, for the southwest corner of the herein described tract,

THENCE, with the west line of the herein described tract, the following five (5) courses and distances, numbered 1 through 5.

1. with a curve to the left, having a central angle of 16°26'46", a radius of 700.00 feet, an arc length of 200.93 feet, and whose chord bears N 12°20'34" E, 200.24 feet to an iron pin set.
2. N 04°07'11" E, 150.00 feet to an iron pin set at the beginning of a curve,
3. with a curve to the right, having a central angle of 22°00'02", a radius of 350.00 feet, an arc length of 134.39 feet, and whose chord bears N 15°07'11" E, 133.57 feet to an iron pin set,
4. N 26°07'11" E, 100.00 feet to an iron pin set at the beginning of a curve,
5. with a curve to the left, having a central angle of 22°00'02", a radius of 350.00 feet, an arc length of 134.39 feet, and whose chord bears N 15°07'11" E, 133.57 feet to an iron pin set for the northwest corner of the herein described tract.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANKLIN FEDERAL BANCORP IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 20.334 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin set in the westerly right-of-way line of the International and Great Northern Railroad, same being in the easterly line of said Franklin Federal Bancorp tract from which point the northeast corner of same Franklin Federal Bancorp tract bears N 29°29'05" E, 1,101.29 feet,

THENCE, with said Railroad right-of-way, the following three (3) courses and distances, numbered 1 through 3,

1. S 29°29'05" W, 1,247.60 feet to an iron pin found,
2. S 29°08'36" W, 200.57 feet to an iron pin found,
3. S 28°35'43" W, 45.09 feet to an iron pin set for the southeast corner of the herein described tract.

THENCE, leaving said right-of-way with the south line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3,

1. N 61°33'40" W, 159.71 feet to an iron pin set at the beginning of a curve,
2. with a curve to the right, having a central angle of 58°34'14", a radius of 335.00 feet, an arc length of 342.45 feet, and whose chord bears S 88°24'39" W, 327.74 feet to an iron pin set,
3. N 62°18'14" W, 94.87 feet to an iron pin set for the southwest corner of the herein described tract,

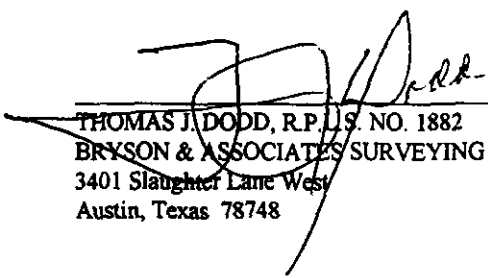
THENCE, with the west line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3,

1. N 27°41'46" E, 953.39 feet to an iron pin found at the northeast corner of the Joseph and Celciat Jackson tract found of record in Volume 8090, Page 98 of said Deed Records,
2. N 27°37'23" E, 677.55 feet to an iron pin found at the northeast corner of Jackson Estates, a subdivision found of record in Plat Book 77, Page 389, Plat Records of Travis County, Texas,
3. N 27°52'26" E, 20.03 feet to an iron pin found at the northeast corner of that certain tract conveyed to Fredrick A. Jackson in Volume 8173, Page 241 of said Deed Records for the northwest corner of the herein described tract,

FIELD NOTES

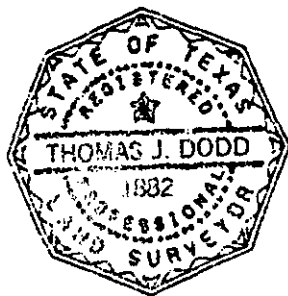
THENCE, S 62°17'25" E, 585.93 feet to the Point Of Beginning containing 20.334 Acres Of Land.

SURVEYED BY:

  
THOMAS J. DODD, R.P. L.S. NO. 1882  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748

11-3-93  
DATE

(512) 282-0170



REFERENCES:

TCAD PARCEL NO. 4-3127-09-08  
AUSTIN GRID NO. E14 AND E15



TRACT 4  
EXHIBIT "D"

Franklin Federal Bancorp  
Phase A, Tract 5 (LO)  
Zoning Field Notes

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND  
OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE,  
SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS,  
AND BEING MORE PARTICULARLY DESCRIBED AS BEING A  
PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO  
FRANKLIN FEDERAL BANCORP IN THAT CERTAIN  
SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN  
VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS  
COUNTY, TEXAS, SAID TRACT BEING 2.109 ACRES OF LAND  
MORE FULLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING, at an iron pin found in the easterly right-of-way line of Manchaca Road (R.O.W. varies) and the westerly line of said Franklin Federal Bancorp tract, same being the southwest corner of the J.A. Jackson tract, found of record in Volume 543, Page 161, of said Deed Records, for the northwest corner of the herein described tract,

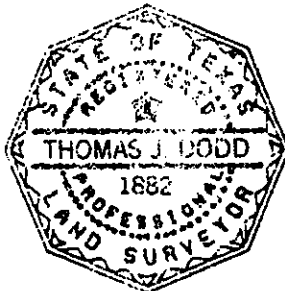
THENCE, S 62°22'34" E, 270.35 feet to an iron pin found at the southeast corner of said Jackson tract,

THENCE, S 27°41'46" W, 340.00 feet to an iron pin set,

THENCE, N 62°18'14" W, 270.48 feet to an iron pin set in the easterly right-of-way line of Manchaca Road,

THENCE, N 27°43'01" E, 339.66 feet to the Point Of Beginning containing 2.109 Acres Of Land.

SURVEYED BY:



*[Signature]*  
THOMAS J. DODD, R.P.L.S. NO. 1882  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748

*11-3-93*  
DATE

(512) 282-0170

REFERENCES:

TCAD PARCEL NO. 4-3127-09-08  
AUSTIN GRID NO. E14 AND E15

- 47
6. S 04°07'11" W, 150.00 feet to an iron pin set at the beginning of a curve,
  7. with a curve to the right, having a central angle of 16°26'46", a radius of 700.00 feet, an arc length of 200.93 feet, and whose chord bears S 12°20'34" W, 200.24 feet to an iron pin set for the southeast corner of the herein described tract,

THENCE, N 62°17'25" W, 387.57 feet passing an iron pin found at the northeast corner of said Jackson tract, for a total distance of 656.67 feet to the Point Of Beginning containing 13.007 Acres Of Land.

SURVEYED BY:

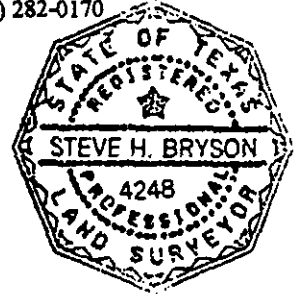
Steve H. Bryson  
STEVE H. BRYSON, R.P.L.S. No. 4248  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748

10/4/93

DATE

(512) 282-0170

REFERENCES:  
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AUSTIN GRID NO. E14 AND E15



FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANKLIN FEDERAL BANCORP IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 18.214 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin set in the westerly right-of-way line of the International and Great Northern Railroad and the easterly line of said Franklin Federal Bancorp tract from which point the northeast corner of said Franklin Federal Bancorp tract bears N 29°08'36" E, 190.67 feet, and N29°29'05"E, 2,348.90 feet,

THENCE, with said railroad right-of-way, the following six (6) courses and distances, numbered 1 through 5,

1. S 28°35'43" W, 155.80 feet to an iron pin found
2. S27°27'46" W, 200.70 feet to an iron pin found,
3. S 26°27'45" W, 200.88 feet to an iron pin found,
4. S 25°31'55" W, 200.86 feet to an iron pin found,
5. S 24°25'07" W, 102.92 feet to an iron pin set for the southeast corner of the herein described tract,

THENCE, leaving said right-of-way, N 62°45'51" W, 328.71 feet to an iron pin set,

THENCE, N 27°16'30" E, 449.94 feet to an iron pin set at the beginning of a curve,

THENCE, with a curve to the left having a radius of 400.00 feet, a central angle of 41°18'36", an arc length of 288.40 feet, and whose chord bears N 42°03'47" W, 282.19 feet to an iron pin set,

THENCE, N 62°43'05" W, 230.00 feet to an iron pin set in the said easterly right-of-way line of Manchaca Road,

THENCE, with said right-of-way, N 27°16'55" E, 961.17 feet and N 27°43'01" E, 97.99 feet to an iron pin set,

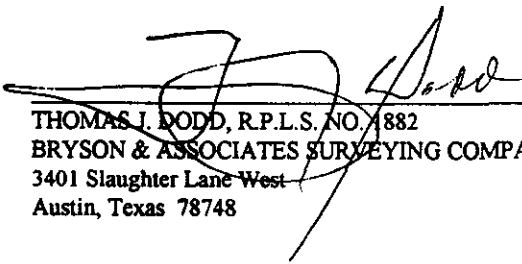
FIELD NOTES

THENCE, leaving said right-of-way of Manchaca Road, S 62°18'14" E, 365.35 feet to an iron pin set at the beginning of a curve,

THENCE, with a curve to the left, having a central angle of 58°34'14", a radius of 335.00 feet, an arc length of 342.45 feet, and whose chord bears N 88°24'39" E, 327.74 feet to an iron pin set,

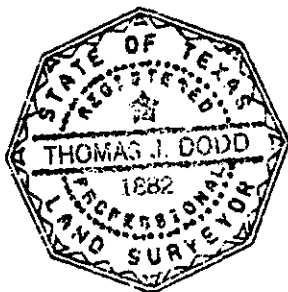
THENCE, S 61°33'40" E, 159.71 feet to the Point Of Beginning containing 18.214 Acres Of Land.

SURVEYED BY:

  
THOMAS J. DODD, R.P.L.S. NO. 1882  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748

11-3-93  
DATE

(512) 282-0170



REFERENCES:

TCAD PARCEL NO. 4-3127-09-08  
AUSTIN GRID NO. E14 AND E15

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANKLIN FEDERAL BANCORP IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 20.716 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin set at the intersection of the westerly right-of-way line of the International and Great Northern Railroad with the north right-of-way line of Slaughter Lane, same being the southeast corner of said Franklin Federal Bancorp tract for the southeast corner of the herein described tract,

THENCE, with said right-of-way line of Slaughter Lane, the following two (2) courses and distances, numbered 1 and 2,

1. S 87°38'24" W, 1,026.91 feet to an iron pin set,
2. N 38°59'31" W, 38.00 feet to an iron pin set at the intersection of said Slaughter Lane with the easterly right-of-way line of Manchaca Road,

THENCE, with said right-of-way of Manchaca Road, the following six (6) courses and distances, numbered 1 through 6,

1. with a curve to the right, having a radius of 3,209.51 feet, a central angle of 08°55'29" arc length of 499.93 feet, and whose chord bears N 22°49'07" E, 499.43 feet to an iron pin found,
2. N 27°16'51" E, 103.82 feet to an iron pin found,
3. N 34°24'21" E, 201.56 feet to an iron pin found,
4. N 27°16'51" E, 100.00 feet to an iron pin found,
5. N 24°25'07" E, 500.62 feet to an iron pin found,
6. N 27°16'55" E, 70.00 feet to an iron pin set,

THENCE, leaving said right-of-way line of Manchaca Road, S 62°43'05" E, 230.00 feet to an iron pin set at the beginning of a curve,

THENCE, with a curve to the right having a radius of 400.00 feet, a central angle of 41°18'36", an arc length of 288.40 feet, and whose chord bears S 42°03'47" E, 282.19 feet to an iron pin set,

THENCE, S 27°16'30" W, 75.71 feet to an iron pin set,

FIELD NOTES

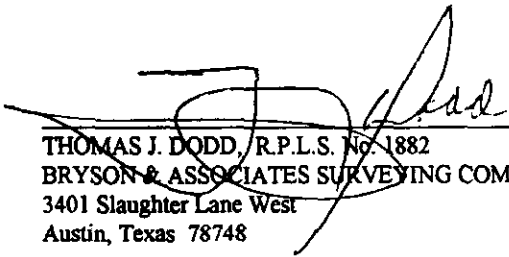
THENCE, S 15°03'36" W, 439.95 feet to an iron pin set,

THENCE, S 57°55'21" E, 328.22 feet to an iron pin set in the said westerly right-of-way of said railroad,

THENCE, with said railroad right-of-way, the following two (2) courses and distances, numbered 1 and 2,

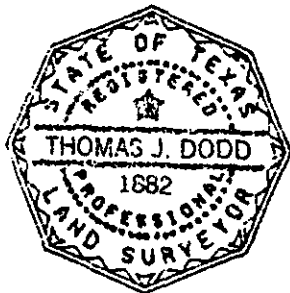
1. S 19°23'18" W, 114.38 feet to an iron pin found,
2. S 18°27'12" W, 235.96 feet to the Point Of Beginning containing 20.716 Acres Of Land.

SURVEYED BY:

  
THOMAS J. DODD, R.P.L.S. No. 1882  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748

11-3-93  
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REFERENCES:

TCAD PARCEL NO. 4-3127-09-08  
AUSTIN GRID NO. E14 AND E15

TRACT 7  
EXHIBIT "G"

Franklin Federal Bancorp  
Phase B, Tract 2 (CS)  
Zoning Field Notes

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANKLIN FEDERAL BANCORP IN THAT CERTAIN SUBSTITUTE TRUSTEE'S DEED FOUND OF RECORD IN VOLUME 11596, PAGE 42, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 7.662 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin set in the westerly right-of-way line of the International and Great Northern Railroad and the easterly line of said Franklin Federal Bancorp tract from which point the southeast corner of said Franklin Federal Bancorp tract bears S 19°23'18" W, 114.38 feet and S 18°14'09" W, 235.62 feet,

THENCE, leaving said railroad right-of-way, N 57°55'21" W, 328.22 feet to an iron pin set for the southwest corner of the herein described tract,

THENCE, with the west line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

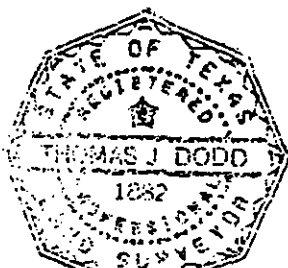
1. N 15°03'36" E, 439.95 feet to an iron pin set,
2. N 27°16'30" E, 525.65 feet to an iron pin set for the northwest corner of the herein described tract,

THENCE, S 62°45'51" E, 328.71 feet to an iron pin set on said railroad right-of-way line,

THENCE, with said railroad right-of-way, the following six (6) courses and distances numbered 1 through 6,

1. S 24°25'07" W, 98.00 feet to an iron pin found,
2. S 23°29'26" W, 200.88 feet to an iron pin found,
3. S 22°30'26" W, 200.79 feet to an iron pin found,
4. S 21°22'01" W, 200.93 feet to an iron pin found,
5. S 20°23'36" W, 200.87 feet to an iron pin found,
6. S 19°23'18" W, 86.45 feet to the Point Of Beginning containing 7.662 Acres Of Land.

SURVEYED BY:



THOMAS J. DODD, R.P.L.S. No. 1882  
BRYSON & ASSOCIATES SURVEYING COMPANY, INC.  
3401 Slaughter Lane West  
Austin, Texas 78748

(512) 282-0170

10-4-93

DATE

REFERENCES:

TCAD PARCEL NO. 4-3127-09-08  
AUSTIN GRID NO. E14 AND E15

Job No. FN4. 93-139.7-662A. 10/04/93

Page 1 of 1

"EXHIBIT G"

PO#: 931118-M

Ad ID#: C3KM04000

Acct #: 4992499

8  
**Austin American-Statesman**

Acct. Name: City Clerk's Office

**AFFIDAVIT OF PUBLICATION**

**THE STATE OF TEXAS  
COUNTY OF TRAVIS**

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

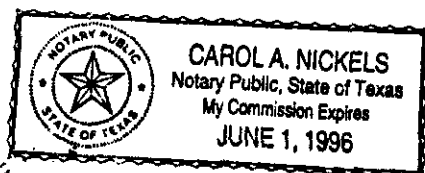
Date (s): December 4<sup>th</sup> 1993

Class: 9980 Lines: 1060 Cost: \$ 129.36

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 6<sup>th</sup> day of Dec. 1993.



Carol A. Nickels  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Carol A. Nickels  
(Type or Print Name of Notary)

My Commission Expires: 6/1/96



ORDINANCE NO. 931118-M  
An ordinance establishing initial permanent zoning and rezoning certain property in the City of Austin.

amending the zoning map accompanying Chapter 13-2 of the Austin City Code of 1992 to establish the following Base District Zoning Classifications:  
TRACT 1 (Tracts 1 and 3, Phase A): 13,007 acre tract of land out of the William Cannon League, from Interim "RR" Rural Residence District to "LR-CO" Neighborhood Commercial District-Conditional Overlay Combining District; and  
TRACT 2 (Tract 2, Phase A): 5,487 acre tract of land out of the William Cannon League, from Interim "RR" Rural Residence District to "MF-2-CO" Multifamily Residence (Low Density) District-Conditional Overlay Combining District; and  
TRACT 3 (Tract 4, Phase A): 20,334 acre tract of land out of the William Cannon League, from Interim "RR" Rural Residence District to "SF-3-CO" Family Residence District-Conditional Overlay Combining District; and  
TRACT 4 (Tract 5, Phase A): 2,409 acre tract of land out of the William

Cannon League, from Interim "RR" Rural Residence District to "LO-CO" Limited Office District-Conditional Overlay Combining District; and  
TRACT 5 (Tract 6, Phase A): 18,244 acre tract of land out of the William Cannon League, from Interim "RR" Rural Residence District to "MF-2-CO" Multifamily Residence (Low Density) District-Conditional Overlay Combining District; and  
TRACT 6 (Tract 1, Phase B): 20,716 acre tract of land out of the William Cannon League, from Interim "RR" Rural Residence District to "GR-CO" Community Commercial District-Conditional Overlay Combining District; and  
TRACT 7 (Tract 2, Phase B): 7,662 acre tract of land out of the William Cannon League, from Interim "RR" Rural Residence District to "CS-CO" General Commercial Services District-Conditional Overlay Combining District; and  
Locally known as 8600-9800 Manchaca Road, 1700-1800 West Slaughter Lane, and 1800-1900 West Dittmar Road, in the City of Austin, Travis County, Texas; waiving the requirements of Section 2-2.3 of the Austin City Code of 1992 and providing an effective date.  
Mayor Bruce Todd, Austin, Texas